



6 HURY WAY, WESTVILLE QUARTER, DARLINGTON, DURHAM, DL2 2XF

Or Nearest Offer £245,000

The Chilton is a three bedroomed detached residence built to exacting standards by Miller Homes. The property a Hury Way is completed and awaiting its new owner. Benefitting from a full NHBC guarantee, carpeted and decorated and in ready to move into order.

The light and airy accommodation comprises of a spacious lounge, well appointed kitchen/diner and ground floor cloaks/WC. To the first floor there are three bedrooms the master benefiting from



The location is convenient or access to the local parade of shops, a school and a well regarded pub/restaurant. There is also a handy Aldi supermarket and a Marks & Spencer food hall. Along with excellent transport links towards the town centre and the A1M both north and south.

Externally the property has an enclosed rear garden and open plan front garden with block paved driveway. Energy efficient solar panels are as standard and the property is warmed by gas central heating and us double glazed.

TENURE: Freehold
COUNCIL TAX: TBC

RECEPTION HALLWAY

CLOAKS/WC
With low level WC and basin.

LOUNGE
17'1" x 10'7" (5.21m x 3.23m)
Neutrally decorated and carpeted with a window to the front aspect.

KITCHEN
10' x 9' (3.05m x 2.74m)
Fitted with an ample range of modern blue cabinets with complementary worksurfaces, there are integrated appliances and is open plan to the dining area.

DINER
6'11" x 8'1" (2.11m x 2.46m)
Ample space for a family table which can sit just in front of French doors which open onto the rear garden.

FIRST FLOOR

LANDING

BEDROOM ONE
12'5" x 10'7" (3.78m x 3.23m)
A generous master bedroom with a window to the side and benefiting from ensuite facilities.

ENSUITE
With an electric shower, pedestal handbasin and WC.

BEDROOM TWO
11'7" x 9'9" (3.53m x 2.97m)
A good sized second bedroom.

BEDROOM THREE
11'8" x 7'1" (3.56m x 2.16m)
Bedroom three is also well proportioned.

BATHROOM/WC
Comprising of a white suite with panelled bath, pedestal handbasin and WC.

EXTERNALLY
Open plan frontage with driveway. The rear garden is enclosed by fencing requires turf or landscaping.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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